



City of Rowlett

Meeting Minutes

City Council

4000 Main Street
Rowlett, TX 75030-0099
www.rowlett.com

Planning and Zoning Commission

City of Rowlett City Council meetings are available to all persons regardless of disability. If you require special assistance, please contact the City Secretary at 972-412-6109 or write PO Box 99, Rowlett, Texas, 75030-0099, at least 48 hours in advance of the meeting.

Tuesday, November 29, 2011

6:00 P.M.

Municipal Building – 4000 Main Street

As authorized by Section 551.071 of the Texas Government Code, this meeting may be convened into closed Executive Session for the purpose of seeking confidential legal advice from the City Attorney on any agenda item herein.

The City of Rowlett reserves the right to reconvene, recess or realign the Regular Session or called Executive Session or order of business at any time prior to adjournment.

Council Present: Mayor Gottel, Mayor Pro Tem Phillips, Deputy Mayor Pro Tem Kilgore, Councilmember Davis, Councilmember Pankratz, and Councilmember Miller

Council Absent: Councilmember Gallops

Commission Present: Chairman Sheffield, Commissioner Peebles, Commissioner Alexander, Commissioner Jeffers, Commissioner Crawley, Alternate Commissioner Tune and Alternate Commissioner Meyer

Commission Absent: Vice-Chairman Landry, Commissioner Charles and Alternate Commissioner Starks

1. CALL TO ORDER

1A. City Council

Mayor Gottel called the meeting to order at 6:05 p.m.

1B. Planning and Zoning Commission

Chairman Sheffield called the meeting to order at 6:05 p.m.

2. WORK SESSION ITEM

- 2A.** Staff and the consultant team lead by Townscape Town Planning and Urban Design will provide the City Council and Planning and Zoning Commission with training regarding Form Based Codes.

Dennis Wilson of Townscape Town Planning and Urban Design came forward to introduce Kurt Schulte of Kimley-Horn and Associates to discuss streets and street design. Mr. Schulte presented the differences between automobile dominated streets and the safer, more pedestrian and bicycle friendly multi-modal streets. He discussed how the speed of vehicles affects an area and the pedestrians in it and the factors contributing to speeds. He stated that most streets are designed to reduce friction resulting in streets that are not as safe for both drivers and pedestrians. Mr. Schulte stressed that the design of streets need to be tailored to the environment the street goes through and gave examples of designs for different types of streets. He reviewed street side design from the curb to building face and noted that street side is possibly the most important key in designing streets and requires the most attention and design detail. He presented examples of the different techniques for designing street side and further discussed street design with traveled way considerations including medians, bicycle facilities, on-street parking and pedestrian crosswalks and refuge islands. Mr. Schulte noted that it would take time and planning to accomplish street design goals.

Mayor Gottel inquired if the street side designs would need to be written into the Form Based Codes or if the developer would supply the vision and Mr. Wilson responded that the area would require maintenance so it would be appropriate in projects where an association may be in place to provide that maintenance.

Councilmember Miller expressed concerns with changing number of lanes and width of lanes along corridors along a street and Mr. Schulte stated that the streets designed for pedestrians would not be applicable Citywide and there are ways to design the streets so that traffic does not become congested.

Mr. Wilson began a presentation on Traditional Neighborhood Development and discussed the types of value in land and development. He stated that long-term value is important because it encourages re-investment and keeps taxes low and reviewed some of the causes of suburban decline and how to prevent it. He gave examples of proposed developments in neighboring areas that encourage long-term value.

Councilmember Pankratz asked how it would need to be written in the codes to achieve the desired look and Mr. Wilson responded that it would need to be written with no minimum lot size, the requirement for mixed lot sizes, mixed building types and provide flexibility but include a density requirement.

Marc Kurbansade, Senior Planner, reviewed the different types of open space and how they can be used to tie in the mixed types of buildings and densities with one another as a cohesive development.

Mr. Wilson presented examples of corridor projects and noted that projects and utilities should be laid out to allow for other uses to utilize the spaces and infill when the initial use is not longer needed. He also gave examples of existing projects that work well in their areas and some that

may not. Mr. Wilson reviewed the next steps in the process including further discussions with staff and how to make the transition to the new codes.

David Berman, City Attorney asked the consultants to give examples of any developments that would be considered failures and Mr. Wilson stated that he did not know of any that would be considered complete failures but there are some that did not reach critical mass and those developments are not quite what they had the potential to be.

Deputy Mayor Pro Tem commented that these developments are too new to determine if they are true long term successes and Mr. Wilson stated that certain elements in developments will ensure reusability and sustainability.

Chairman Sheffield inquired about the response of the development community and if there were certain types of developers that should be avoided and Mr. Wilson responded that there are developers and investors that are actively looking for mixed-use and walkable projects but there are other capital markets looking for a quick return on investment.

Councilmember Pankratz asked how City Council and Planning and Zoning Commission should respond to requests in the near future and Lynda Humble replied that codes must be adopted before the Council and Commission can start requiring developments to proceed a certain way and reviewed the next steps in the process.

Commissioner Peebles inquired if it was possible to suspend development in the target areas until the codes could be adopted and Mr. Berman responded that a moratorium could not be imposed but regulatory limitations to slow further development could be instituted.

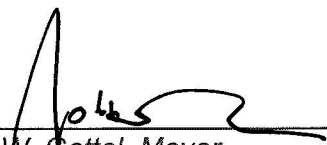
4. ADJOURNMENT

4A. City Council

Mayor Gottel adjourned the meeting at 7:46 p.m.

4B. Planning and Zoning Commission

Chairman Sheffield adjourned the meeting at 7:46 p.m.



Todd W. Gottel, Mayor



Stacey Chadwick, Interim City Secretary

Date Approved: January 3, 2012